

WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

August 19, 2022

Mr. Daniel Gilmore, Wetlands Program
Department of Environmental Protection
Southeast Regional Office
20 Riverside Drive
Lakeville, MA 02347

**VIA EMAIL AND CERTIFIED MAIL -
RETURN RECEIPT REQUESTED**

RE: DEP File No. 315-1233 – Superseding Order of Conditions dated May 3, 2021
3.2 +/- Acres Burns Avenue (a/k/a 48 Burns Avenue) – Walpole, MA
Request for Modification

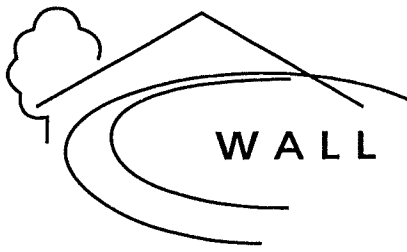
Dear Mr. Gilmore:

As you may recall, the Department issued the Superseding Order of Conditions dated February 20, 2020 (the “Order”) to Wall Street Development Corp. (“Wall Street”) for a 40-Unit condominium project off Burns Avenue in Walpole, MA (the “Project”). As noted in the Order, the Project subject to the Order consisted of the construction of Forty (40) condominium units within 7-buildings, including the construction of the associated roadway, utilities and infrastructure, as well as, drainage and stormwater management systems. In the Order, the Department denied Wall Street’s proposed development of 3,912 square feet of non-degraded Riverfront Area as part of the Project, notwithstanding Wall Street’s proposed mitigation. The Order, however, left open the option to submit revised plans that did not show any disturbance or development in the non-degraded Riverfront Area. Attached for reference purposes is a copy of the Order.

Since the Department issued the Order, Wall Street has decided to revise the development concept of the Project from a multi-unit townhouse development to a 20-Lot single-family development (the 20-Lot Single-Family Plan). As shown on the 20-Lot Single-Family Plan is a minor variation of the previously approved 40-Unit development plan with the following features:

P.O BOX 272, WESTWOOD, MA 02090
TEL. 781 440 0306 CELL. 617 922 8700
EMAIL Lou@wallstreetdevelopment.com
www.wallstreetdevelopment.com





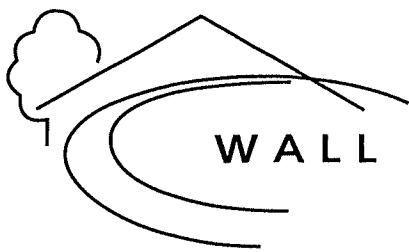
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- a. A 600' +/- extension of Brook Lane ending in a circular turnaround/cul de sac;
- b. The extension of Brook Lane will provide a single-entrance, 40-foot right-of-way from Union Street, including a 22-foot paved travel width with cape-cod berm and one sidewalk;
- c. Access to and from the development will be solely from Brook Lane without any secondary or through access to Burns Avenue;
- d. The project will consist of 20 individual lots ranging in lot area from 2,700 sq. ft. to 5,600 sq. ft. and frontage from 38' to 52';
- e. Each lot will provide for the construction of a single-family home with either a 1-car or 2-car attached garage;
- f. The project will be serviced by municipal water and sewer, along with electric, cable and natural gas, etc. It is expected all utilities will be installed underground;
- g. Although the stormwater basin has been repositioned and reconfigured slightly, the proposed 20-Lot Plan will not increase any impacts to the wetland resource area and the overall design of the stormwater management system will be consistent with the Order and in full compliance with the Massachusetts Stormwater Management Guidelines.
- h. The restoration of the 25' buffer zone [a priority of the Conservation Commission], including plantings, will be incorporated as part of the 20-Lot Plan; and
- i. Upon completion the roadway will be dedicated as a public way.



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Among the other benefits of the 20-Lot Single-Family Plan are the following:

1. The addition of the Brook Lane Property will permit utility connections, i.e. water, sewer electrical, etc., previously proposed to be connected from Union Street to now be connected from Brook Lane;
2. The proposed utility connections from Brook Lane will eliminate the need to perform any work in the riverfront area, in close proximity to and parallel to Pickerall Brook. Eliminating this work in the riverfront area will allow this area to remain undisturbed and will eliminate the proposed disturbance of 3,952 s. f. of riverfront area and approximately 1,260 s. f. of bordering land subject flooding; and
3. By avoiding the installation of utilities from Union Street will eliminate the risk and concern expressed by the Conservation Commission to protect the integrity of the stream, stream bank and/or possible future disruption that may be required for future maintenance and repair of the utilities. This risk will no longer exist;

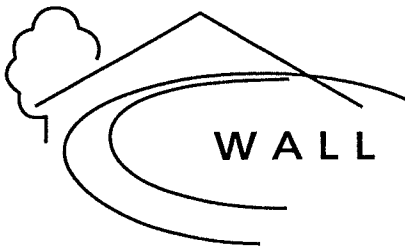
Enclosed for the Department's review is a copy of the "Amended Site Development Plan" dated May 5, 2022 showing the proposed 20-Lot Single-Family Plan with sole access from Brook Lane along with the Stormwater Management Report dated May 5, 2022.

In light of the proposed plan revisions, outlined herein, it is safe to conclude that the scope and impact from the 20-Lot Single-Family Plan will further reduce impacts to wetland resource areas, while also improving access and public safety.

Given these circumstances and benefits, it is requested that the Department amend the Order to reflect the Amended Site Development Plan dated May 5, 2022.



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Thank you for your consideration in this matter. Should you have any questions or need any additional information, please do not hesitate to contact me at 617-922-8700.

Respectfully submitted,

WALL STREET DEVELOPMENT CORP.



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cc. Walpole Conservation Commission, 135 School Street, Walpole, MA 02081
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